

APPROVED
Plan Review
09/13/2019 4:55:09 PM
ddespinoza
EPC Planning & Community
Development Department

APPROVED
BESQCP
09/13/2019 4:55:18 PM
ddespinoza
EPC Planning & Community
Development Department

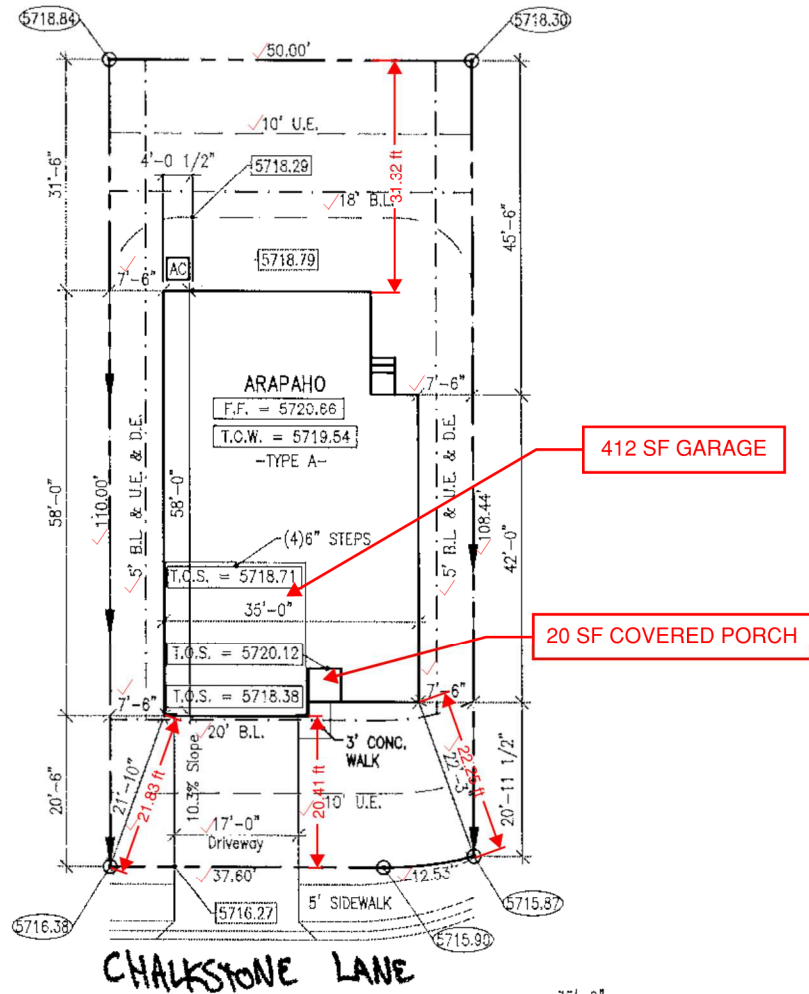
ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIVATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION
Planning & Community Development
approval is contingent upon compliance with all
applicable notes on the recorded plat.
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.
Diversion of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

BEDROOMS:
3
TAX SCHEDULE #:
5515415007 ✓

Released for Permit
09/05/2019 10:27:14 AM
Permit
ENUMERATION

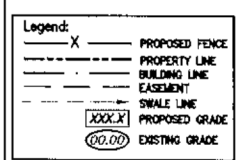
**SFD191163
PLAT 14242
ZONE PUD
DIST 4**



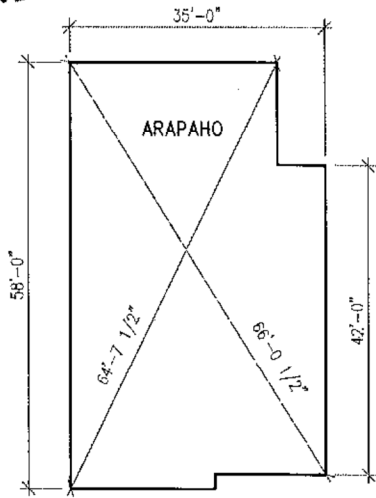
CHALKSTONE LANE

General Notes:
1. The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction. City side walk will not be included in flatwork calcs.
5. A form survey is required for verification of form placement prior to concrete pour. ELD accepts no liability where a form survey is not provided.

Lot Coverage Calculations:
Lot Area 5494 Sq. Ft. ✓
Slab Area 1909 Sq. Ft. ✓
Coverage Ratio 35 % 34.74%



GRADING NOTES:
1. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
2. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 2.0% UNLD. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
3. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
4. ROOF DOWNSPOTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
5. PAVING AND STRUCTURAL DESIGN BY OTHERS.



BUILDER: LGI HOMES COLORADO ✓	PLAN: ARAPAHO A	PLOT PLAN ENGINEERED FOR: LGI HOMES	ERIC L. DAVIS ENGINEERING, INC. 120 East Main Street Forney, Texas 75126 972/564-0592 Fax 972/564-6523 E-Mail ericdavis@eldengineering.com	
ADDITION: CARRIAGE MEADOWS NORTH FILE NO 1 ✓	ELD JOB NO: LGC19-0244			
ADDRESS: 9792 CHALKSTONE LANE ✓	DRAWN BY: AA			
LOT: 74 ✓ BLOCK: 00	CHECKED BY: ELD			
CITY: COLORADO SPRINGS, CO	SCALE: 1" = 20' ✓			
DATE 08/28/2019		PAGE 1 of 1		

SITE



2017 PPRBC

Address: 9792 CHALKSTONE LN, COLORADO SPRINGS

Parcel: 5515415007
Map #: 957G

Plan Track #: 120441  Received: 05-Sep-2019 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	412	
Main Level	1476	
	1888	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 9/5/2019 10:27:25 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>09/13/2019 4:57:43 PM</i> <i>dsdespinoza</i> EPC Planning & Community Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.